

043.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

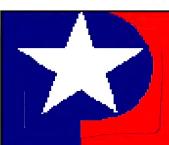
916,600 / 916,600

USE VALUE:

916,600 / 916,600

ASSESSED:

916,600 / 916,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
127-129		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ASCP LLC	
Owner 2:	
Owner 3:	

Street 1: 56 JUNIPER ROAD
 Street 2: C/O LEON & SOPHIA NAVICKAS

Twn/City: BELMONT
 St/Prov: MA Cntry: Own Occ: N
 Postal: 02478 Type:

PREVIOUS OWNER
 Owner 1: NAVICKAS LEON & SOPHIA -
 Owner 2: -

Street 1: 56 JUNIPER ROAD
 Twn/City: BELMONT
 St/Prov: MA Cntry: Own Occ: N
 Postal: 02478

NARRATIVE DESCRIPTION
 This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5270	Sq. Ft.	Site			0	80.	1.10	1									462,478						462,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5270.000	449,400	4,700	462,500	916,600		30647
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

Total Card	0.121	449,400	4,700	462,500	916,600	Entered Lot Size	Parcel ID	043.0-0006-0016.0	Date
Total Parcel	0.121	449,400	4,700	462,500	916,600	Total Land:			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	428.32	/Parcel:	428.32	Land Unit Type:		

PREVIOUS ASSESSMENT							Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	449,400	4700	5,270.	462,500	916,600		Year end	12/23/2021
2021	104	FV	429,200	4700	5,270.	462,500	896,400		Year End Roll	12/10/2020
2020	104	FV	429,400	4700	5,270.	462,500	896,600		896,600 Year End Roll	12/18/2019
2019	104	FV	334,800	4700	5,270.	491,400	830,900		830,900 Year End Roll	1/3/2019
2018	104	FV	334,800	4700	5,270.	358,400	697,900		697,900 Year End Roll	12/20/2017
2017	104	FV	314,200	4700	5,270.	312,200	631,100		631,100 Year End Roll	1/3/2017
2016	104	FV	314,200	4700	5,270.	265,900	584,800		584,800 Year End	1/4/2016
2015	104	FV	280,400	4700	5,270.	260,100	545,200		545,200 Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
NAVICKAS LEON &	67286-242		5/20/2016	Convenience		99	No	No									
	20136-125		10/1/1989			1	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/18/2018		MEAS&NOTICE							BS			Barbara S					
5/7/2009		Measured							189			PATRIOT					
3/28/2000		Inspected							276			PATRIOT					
2/15/2000		Mailer Sent															
2/15/2000		Measured							197			PATRIOT					
8/18/1993												AJS					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			SCUTTLE.																																											
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																																														
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:																																														
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																																														
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																														
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																																														
Sec Wall: 1				OthrFix: 1	Rating:																																														
Roof Struct: 1	- Gable			OTHER FEATURES																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																																											
Color: YELLOW				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																																											
View / Desir:				Frl: 1	Rating:			Other																																											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																																											
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																																											
Year Blt: 1925	Eff Yr Blt:			Location: 1				Lvl 1																																											
Alt LUC:				Total Units: 11				Lower																																											
Jurisdict:				Floor: 1				Totals RMS: 11 BRs: 4 Baths: 2 HB																																											
Const Mod:				% Own: 1																																															
Lump Sum Adj:				Name: 1																																															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit			RMS	BRS	FL																																					
Prim Int Wal 2	- Plaster			Functional:				Interior:	1			6	2																																						
Sec Int Wall: 1	%			Economic:				Additions:	1			5	2																																						
Partition: T	- Typical			Special:				Kitchen:																																											
Prim Floors: 3	- Hardwood			Override:				Baths:																																											
Sec Floors: 1	%			Total: 26.4 %				Plumbing:																																											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																																											
Subfloor:				<table border="1"> <tr><td>Basic \$ / SQ:</td><td>180.00</td></tr> <tr><td>Size Adj:</td><td>1.14065421</td></tr> <tr><td>Const Adj:</td><td>0.98000199</td></tr> <tr><td>Adj \$ / SQ:</td><td>201.212</td></tr> <tr><td>Other Features:</td><td>101500</td></tr> <tr><td>Grade Factor:</td><td>1.00</td></tr> <tr><td>NBHD Inf:</td><td>1.00000000</td></tr> <tr><td>NBHD Mod:</td><td></td></tr> <tr><td>LUC Factor:</td><td>1.00</td></tr> <tr><td>Adj Total:</td><td>610620</td></tr> <tr><td>Depreciation:</td><td>161204</td></tr> <tr><td>Depreciated Total:</td><td>449416</td></tr> </table>				Basic \$ / SQ:	180.00	Size Adj:	1.14065421	Const Adj:	0.98000199	Adj \$ / SQ:	201.212	Other Features:	101500	Grade Factor:	1.00	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	610620	Depreciation:	161204	Depreciated Total:	449416	Heating:																			
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Bsmnt Gar:								General:																																											
Electric: 3	- Typical							Totals				2	11	4																																					
Insulation: 2	- Typical																																																		
Int vs Ext: S																																																			
Heat Fuel: 1	- Oil																																																		
Heat Type: 5	- Steam																																																		
# Heat Sys: 2																																																			
% Heated: 100																																																			
Solar HW: NO	Central Vac: NO																																																		
% Com Wal	% Sprinkled																																																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																											
SPEC FEATURES/YARD ITEMS																																																			
<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>A</th><th>Y/S</th><th>Qty</th><th>Size/Dim</th><th>Qual</th><th>Con</th><th>Year</th><th>Unit Price</th><th>D/S</th><th>Dep</th><th>LUC</th><th>Fact</th><th>NB Fa</th><th>Appr Value</th><th>JCod JFact</th><th>Juris. Value</th> </tr> </thead> <tbody> <tr> <td>3</td><td>Garage</td><td>D</td><td>Y</td><td>1</td><td>18X20</td><td>A</td><td>AV</td><td>1925</td><td>21.94</td><td>T</td><td>40</td><td>104</td><td></td><td></td><td>4,700</td><td></td><td>4,700</td> </tr> </tbody> </table>																Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700		4,700
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700		4,700																																		
PARCEL ID 043.0-0006-0016.0																																																			
More: N				Total Yard Items: 4,700				Total Special Features:				Total: 4,700																																							
IMAGE AssessPro Patriot Properties, Inc																																																			